



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Planning Commission's Recommendation that the City Council Approve the Building Permit Allocation Schedule for 1993

MEETING DATE: October 6, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a public hearing to consider the Planning Commission's recommendation that the City Council approve the Building Permit Allocation Schedule for 1993.

BACKGROUND INFORMATION: At its Regular Session of Monday, August 23, 1993 the Planning Commission recommended that the City Council adopt the 1993 Building Permit Allocation Schedule as presented with the attached material. These allocations recommend only low-density (single-family) and medium density. For the second year in a row no requests were received for high density (multiple-family) allocations.

The City received fewer requests for single-family allocations (i.e. 204) than could be allocated (i.e. 261). The Growth Management System carries these unallocated units as well as the unallocated multiple-family units forward to future years.

Since the City received requests for 132 medium density allocations and had only 92 allocations available, the Planning Commission recommends allocating 40 of the 1994 medium density allocations to Lodi West. The Growth Management Ordinance permits allocating ahead.

FUNDING: None required


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

CC-1

EXCERPTS FROM
PLANNING COMMISSION MINUTES OF AUGUST 23, 1993

The next public hearing was for the 1993 Growth Management Allocation. Community Development Director Schroeder introduced this matter to the Planning Commission and outlined the staff recommendations for allocations. He noted that there were more allocations for single-family houses this year than requests. Consequently there were some unused single-family allocations which could be carried over into the 1994 allocation year. Mr. Schroeder also explained how the medium density allocations had been split between the two projects requesting medium density allocations.

Commissioner Hitchcock expressed her concern regarding the lack of park and school sites within the proposed project. She felt that there is a dire need for more neighborhood parks and neighborhood schools and that the Planning Commission was remiss in not requiring the developers to set aside land for these uses. Community Development Director Schroeder explained that two school sites have been set aside, one in the northwest corner of the City and one in the southeast corner. These are the areas where Lodi Unified School District indicated they would like school sites. Additionally, there are park sites located in the Lodi West project, in the Century Meadows projects and in the Richards Ranch project. Some of these park sites are located in future phases. These sites were set aside at the request of the City Parks & Recreation Department.

Chairman Rasmussen asked if there was anyone wishing to speak on this matter. Coming forward to speak was Steve Pechin, Baumbach & Piazza Engineers. Mr. Pechin stated that his clients had located school and park sites in accordance with the desires of Lodi Unified School District and the City Parks & Recreation Department. He noted that while additional sites might be desirable, the school district and the City could only construct facilities they have money for.

The next speaker was Jeff Kirst, Kirst Development. Mr. Kirst explained his understanding of the school situation and his feeling that the current school impact fees are adequate to fund school construction.

The next speaker was Ben Schaffer representing Lodi West. Mr. Schaffer stated that the allocations as proposed by staff were acceptable. He would, however, like to have some consideration for 40 additional medium density allocations for the 1994 allocation period.

Commissioner Griffith asked about the timing for the proposed medium density project in Lodi West. Mr. Schaffer stated that the medium density portion of the project is not in the immediate future.

The next speaker was Dennis Bennett of Bennett & Compton Construction. Mr. Bennett asked about the possibility of a three year allocation. He stated that the growth management application alluded to this procedure. However, he was not sure how this works. Community

Excerpts from Planning Commission
Meeting of August 23, 1993 (cont.)

Development Director Schroeder stated that this had not been worked out and he would prefer not to begin the three year allocation process until next year.

Commissioner Hitchcock asked Mr. Bennett about the park site in Towne Ranch that had been discussed at one time. Mr. Bennett stated that the park which was previously shown in Towne Ranch had been relocated at the request of the Parks & Recreation Department to a site north of Turner Road. He noted that schools and parks are funded by development impact mitigation fees which are paid at the time of building permit issuance and final maps. He felt it is important that the allocations are made and building started so that funds could be collected.

The next speaker was Charles Rule representing Century Meadows III. He stated he is concerned about the future of his project since after this allocation year he would run out of priority area lots and the remainder of his project is in Priority Area 2. He requested that the Planning Commission consider moving some Priority Area 2 land into Priority Area 1.

Following some additional discussion, Commissioner Griffith made a motion to approve the suggested 1993 Growth Management Allocation Schedule with the provision 40 medium density units be allocated to Lodi West from the 1994 allocation. The motion was seconded by Commissioner Marzolf. Under the question, Commissioner Hitchcock indicated that she is opposed to the allocation schedule based on her concern about the lack of school and park sites. Chairman Rasmussen called for the vote and the motion was approved on a 6-1 vote with Commissioner Hitchcock dissenting.

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep '89	50,990	1,020	2,572	397	258	40	99
Sep-90	52,010	1,040	2,567	404	263	40	101
Sep-91	53,050	1,061	2,630	403	262	40	101
Jan-92	53,186	1,064	2,664	399	259	40	100
Jan-93	53,701	1,074	2,680	401	261	40	100
Jan-94	54,775	1,096	Est. 2,680	409	266	41	102
Jan-95	55,871	1,117	Est. 2,680	417	271	42	104
Jan-96	56,988	1,140	Est. 2,680	425	276	43	106
Jan-97	58,128	1,163	Est. 2,680	434	282	43	109
Jan-98	59,291	1,186	Est. 2,680	443	288	44	111
Jan-99	60,477	1,210	Est. 2,680	451	293	45	113
Jan-00	61,687	1,234	Est. 2,680	460	299	46	115
Jan-01	62,921	1,258	Est. 2,680	469	305	47	117
Jan-02	64,179	1,284	Est. 2,680	479	311	48	120
Jan-03	65,463	1,309	Est. 2,680	488	317	49	122
Jan-04	66,772	1,335	Est. 2,680	498	324	50	125
Jan-05		1,362	Est. 2,680	508	330	51	127
Jan-06	69,469	1,389	Est. 2,680	518	337	52	130
Jan-07	70,858	1,417	Est. 2,680	529	344	53	132
TOTALS:				8,532	5,546	853	2,133

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

CRITERIA

•• CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1993

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

PROJECT	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993
FUGAZI BROTHERS	0	0	5	5	5
LODI WEST	80	160	124	55	55
TOWNE RANCH	54	163	237	52	52
CENTURY MEADOWS 2	76	76	86	29	29
CENTURY MEADOWS 3	73	73	128	29	29
RICHARD'S RANCH	0	0	34	34	34
	283	472	614	204	204

MEDIUM DENSITY 10% = 40 + 52 = 92 UNITS *

PROJECT	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993 **
LODI WEST	0	0	57	57	57
WOODHAVEN PARK	52	0	75	75	75
	52	0	132	132	132

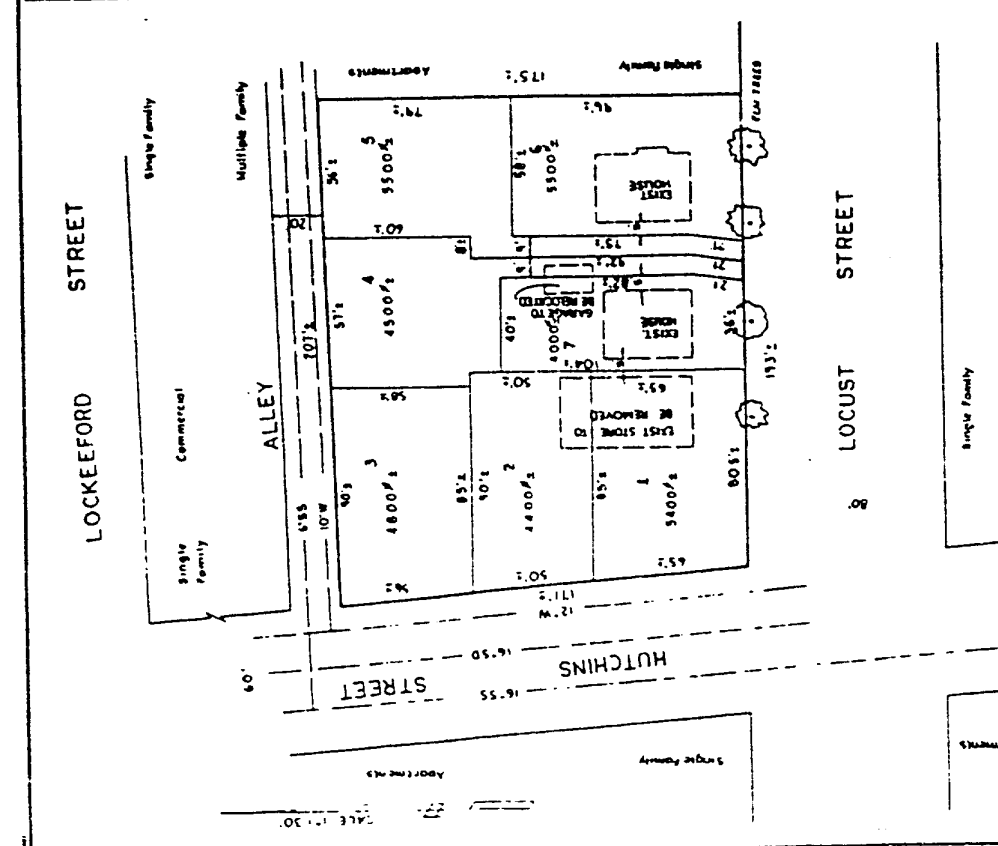
* There are 52 allocations remaining from the '91 and '92 allocation years, giving the City a total of 92 medium density units to allocate for 1993.

** The Planning Commission recommends allocating 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 100 + 257 = 357 UNITS

No projects have requested any of the 100 allocations for high density units.

There are 56 allocations remaining from 1990, 101 allocations from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.



DEVELOPMENT PLAN FOR
FUGAZI BROTHERS, A GENERAL PARTNERSHIP
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 1, T. 3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1999
SCALE: 1" = 50'

AT, 1993

Prepared for
Lynch, Paul D.
101, 011, 012, 013, 014
101, 011, 012, 013, 014
101, 011, 012, 013, 014

Prepared by
SANDWICH & PARTNERS
101, 011, 012, 013, 014
101, 011, 012, 013, 014
101, 011, 012, 013, 014

SCALE:

DATE	CLASS	TIME	NAME	AGE	SEX	REL.	REMARKS	DATE	TIME	NAME	AGE	SEX	REL.	REMARKS
1944	1	10:00	JOHN	10	M	SON	WENT TO SCHOOL	1944	10:00	JOHN	10	M	SON	WENT TO SCHOOL
1944	1	10:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL	1944	10:00	MARY	8	F	DAUGHTER	WENT TO SCHOOL
1944	1	10:00	JOHN	6	M	SON	WENT TO SCHOOL	1944	10:00	JOHN	6	M	SON	WENT TO SCHOOL
1944	1	10:00	MARY	4	F	DAUGHTER	WENT TO SCHOOL	1944	10:00	MARY	4	F	DAUGHTER	WENT TO SCHOOL
1944	1	10:00	JOHN	2	M	SON	WENT TO SCHOOL	1944	10:00	JOHN	2	M	SON	WENT TO SCHOOL
1944	1	10:00	MARY	1	F	DAUGHTER	WENT TO SCHOOL	1944	10:00	MARY	1	F	DAUGHTER	WENT TO SCHOOL

TOTAL	Avg.	SAMPLE SIZE	PERS FILED PER PAGE
	/		x .7
PROJECTS / PAGES			
LARGE USE IN 2 DAYS	COSTS UNIT	MORAL/ UNIT	UNITS
	\$.90		71
			2168 MOR
			61 x 100

UNIT NAME				
M-1 UNIT 8102 - STALLING A-2 100 WPM, 40 LETTERS PER MIN				
PROJECT: PUNNY PUNDED				
UNIT NAME	NO. STUDENTS	% CORRECT	PERCENT	GRADE
M-1 UNIT 8102	10	90	0.90	0.90
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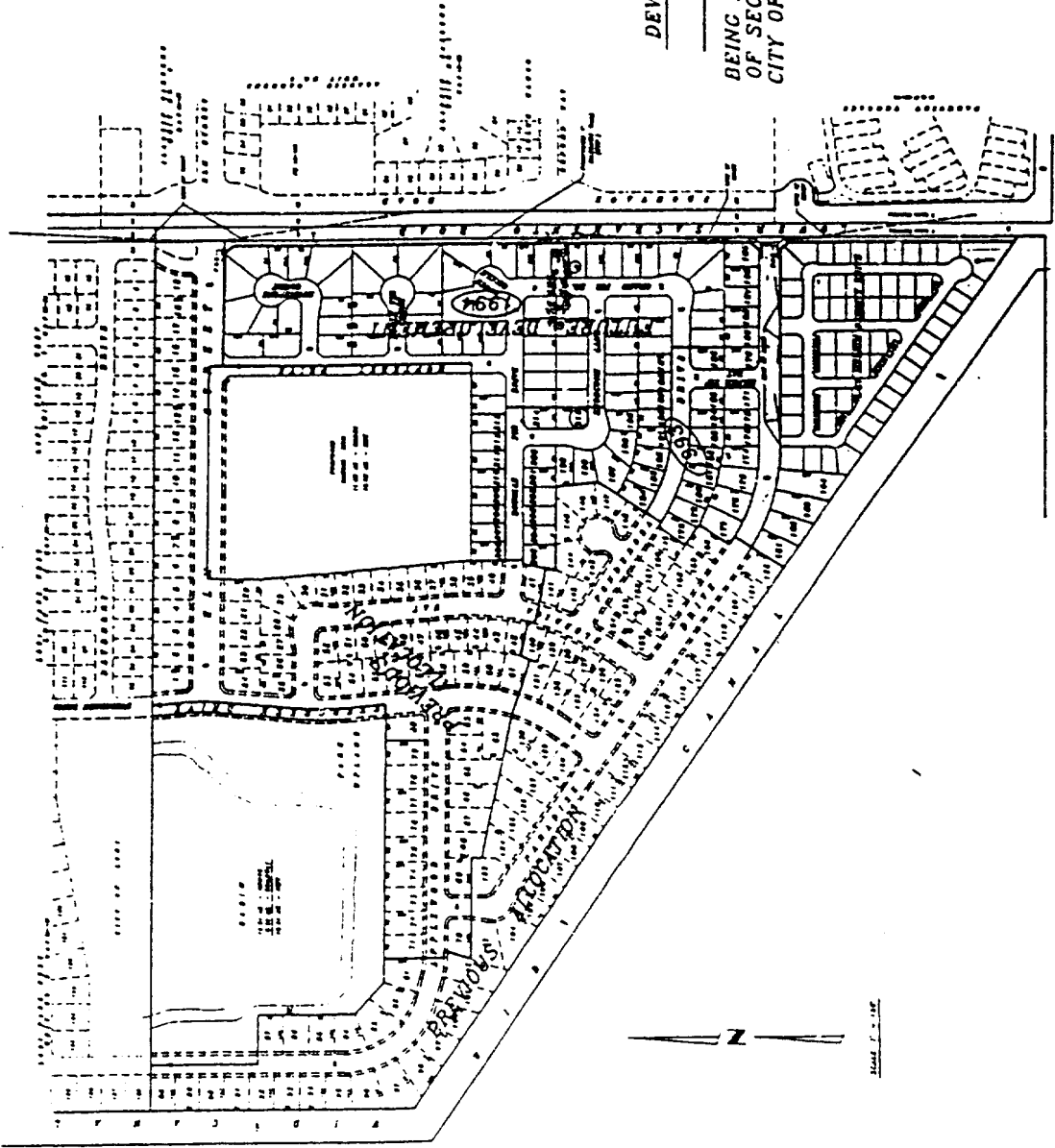
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10-1071

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SITE ADDRESS: 18891 N LOVER SACRAMENTO RD
LODI, CA 93242

APN: 029-030-33

PROPOSED PHASING & LAND USE

PREVIOUSLY ALLOCATED (1989-90-91) - 40 UNITS

PREVIOUSLY ALLOCATED (1991) - 40 UNITS

1993 REQUESTED ALLOCATION 18 UNITS - LOW DENSITY RES

17 UNITS - MEDIUM DENSITY RES

1993 REQUESTED ALLOCATION REQUEST 60 LOW DENSITY UNITS

NOTES

1 THIS DEVELOPMENT CONTAINS 100.1 ACRES (TOTAL)

1993 REQUESTED ALLOCATION CONTAINS 10.0 ACRES

2 ALL TREES ARE REMOVED AND ARE NOT

SUITABLE TO BE SAVED DURING DEVELOPMENT

DEVELOPMENT PLAN - 1993 ALLOCATION

LODI WEST

BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1993

SCALE: 1"=150'

SCALE: 1"=150'

Prepared by:
PROJECT: 18891 N LOVER SACRAMENTO RD
SUBJECT: 18891 N LOVER SACRAMENTO RD
18891 N LOVER SACRAMENTO RD
LODI, CA 93242
(408) 942-2210

PLANNING DEPARTMENT

BAUMBAUGH & PIERCE
CIVIL ENGINEERS
1115 WILFREDSON

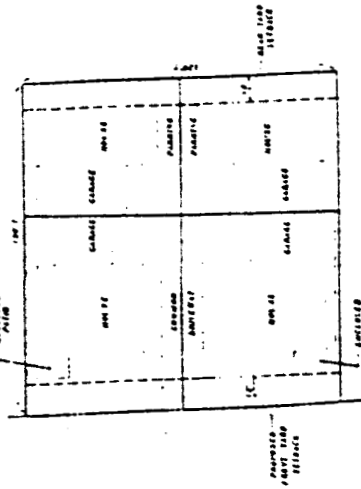
DATE: 5/93
BY: J. J. J.

WOODHAVEN PARK

MAY 1961

11110

• GENERAL PLAN DISCUSSIONS - MEMORANDUMS AND
• DISCUSSIONS - PO (PLANNED DEVELOPMENT)
• GENERAL PLAN DISCUSSIONS - MEMORANDUMS AND
• DISCUSSIONS - PO (PLANNED DEVELOPMENT)



TYPICAL LAYOUT - 4 LOT CROUP

PHASING AND ALLOCATIONS

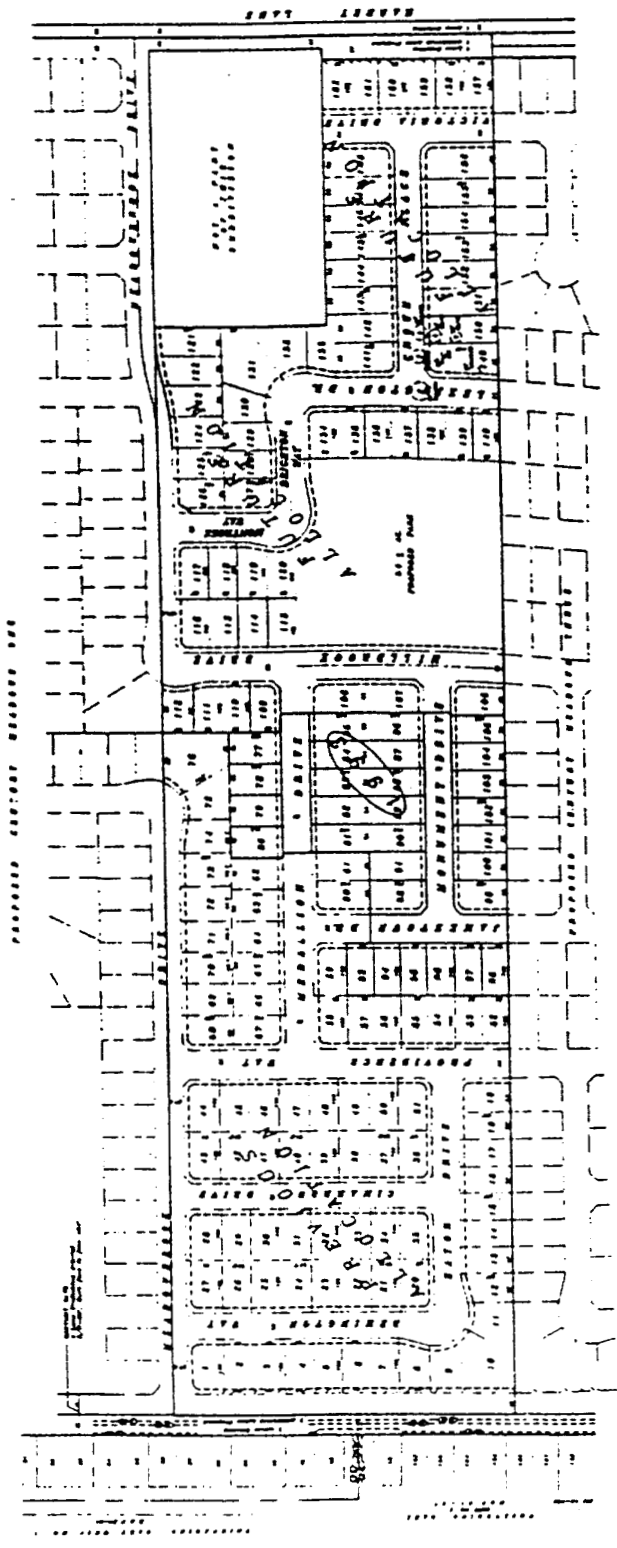
30066 NEW ACQUAQUONE BALIYINOL
AD YONGKANG BDA BLANK ALIQUOT 03M
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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-10-2010 BY 60322
UCBAW/STW

ALUMNAGH E. PLAZA
CITY SQUARE
BOSTON, MASS.

19420077370 45451717152
 15500 15444000000

SCALE: 1" = 100'

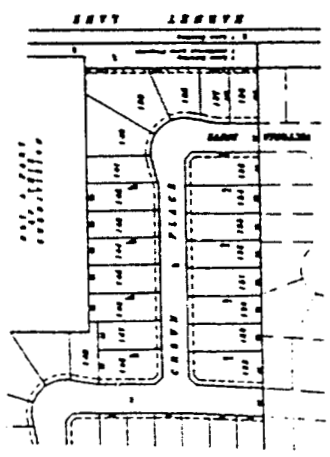


DEVELOPMENT PLAN - 1993 ALLOCATION
CENTURY MEADOWS TWO
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3N. R.8E. S.19E. & M.
 CITY OF LOS ANGELES, CALIFORNIA

SCALE: 1" = 100'
 Prepared by
 BAUMBACH & PIERCE
 215 WEST 11TH STREET
 LOS ANGELES, CALIFORNIA
 (213) 482-1100

PROPOSED PLANS
 1993 ALLOCATION - 100 UNITS, 3-4 BDRM

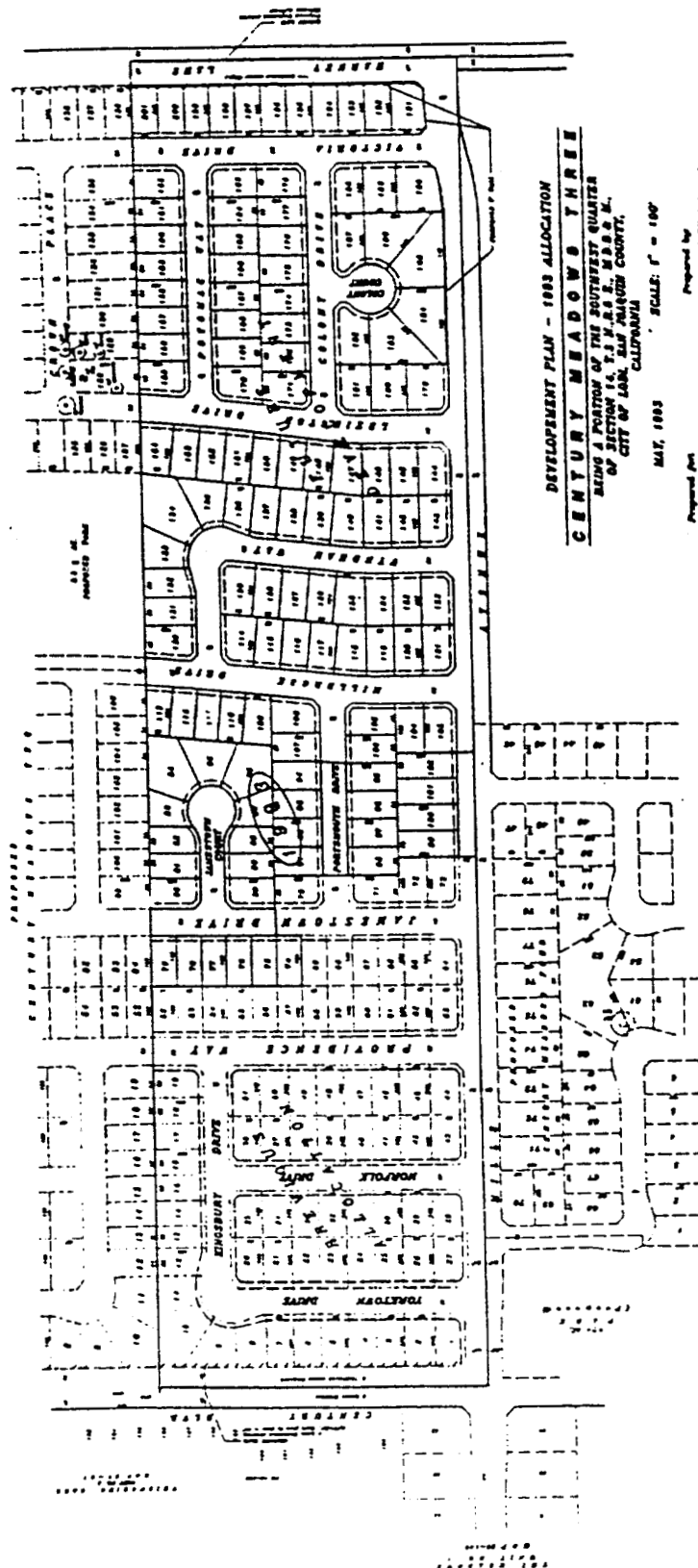
1993 ALLOCATION - 100 UNITS, 3-4 BDRM
 1. 100 UNITS ALLOCATION PORTION 100 UNITS
 2. 100 UNITS ALLOCATION PORTION 100 UNITS
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 4. 100 UNITS ALLOCATION PORTION 100 UNITS



ALTERNATE DRIVE - CENTURY MEADOWS DRIVE

1993 Development Plan 1993 ALLOCATION 100 UNITS, 3-4 BDRM		1993 ALLOCATION 100 UNITS, 3-4 BDRM
BAUMBACH & PIERCE 215 WEST 11TH STREET LOS ANGELES, CALIFORNIA (213) 482-1100		1993 ALLOCATION 100 UNITS, 3-4 BDRM

1911 ALPHABETICALLY - 25 OCTOBER 1964

$$\frac{1}{\text{sec}} = 100 \text{ cm}^2$$


DEVELOPMENT PLAN - 1993 ALLOCATION

CENTURY MEADOWS THREE

BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 14, T.4N., R.2E., M.22S. W.,
CITY OF LOS ANGELES COUNTY,
CALIFORNIA

5001 1005
SCALES: 1" = 100'

Prepared for: Robert & Lee Freeman
Security Plan
2200 Fourth Street, Suite 1000
Emeryville, CA 94608
(415) 435-1727

Prepared by: SAUWDA79 0.1 J
J2 P13 F14 .AS87
J206 010 0100
(200) 260-0010

BAUMBAUGH & PIAZZA
Suits & Dresses / Hats & Shoes
1115 N. W. 11th St., Miami, Fla.

1998 Development Plan

Page 6.998
Pitt - 912
/ 0 / 1000

1993
DEVELOPMENT PLAN

RICHARDS RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
T. 2 N. R. 2 E. M. 2 S. S. 4 N., CITY OF LOVELL,
SUN. JACOBSON COUNTY, CALIFORNIA

SCALE: 1"=100'
APPROVED BY: [Signature]
DATE: 10/15/93
PROJECT: [Signature]
DATE: 10/15/93
SHEET: 1 OF 1

APPROVED: [Signature]
DATE: 10/15/93

1. THIS DEVELOPMENT CONTAINS 10 ACRES

JOHNSON RANCH
UNIT NO. 2

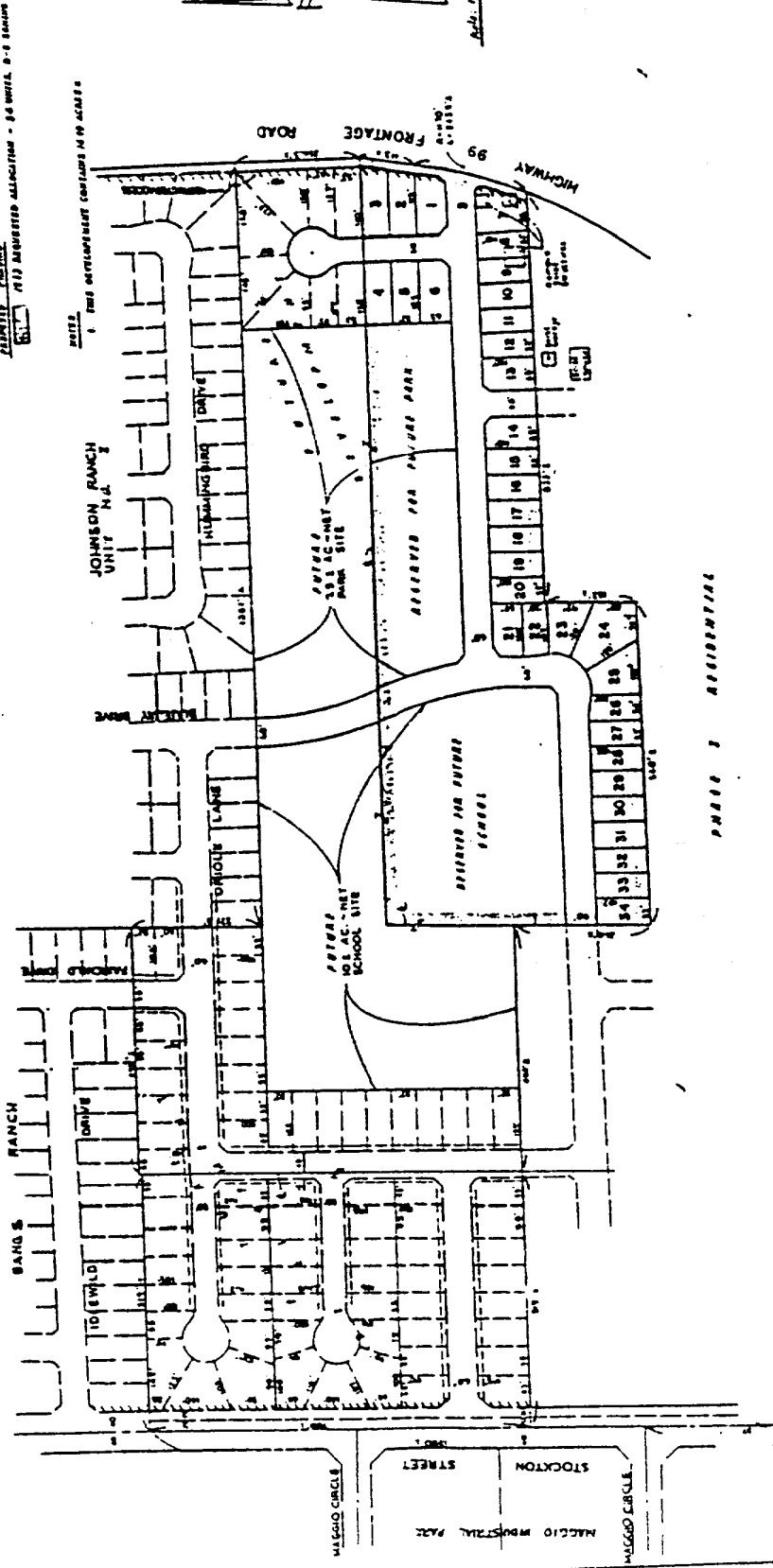
SANDS RANCH

TO SWALO DRIVE

STOCKTON STREET

MAGGIO CIRCLE

FRONTAGE ROAD



PHASE 1 RESIDENTIAL

Highway Line

RAUMWASH, B. PIANZA

1233 - 1111111111

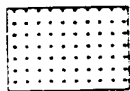
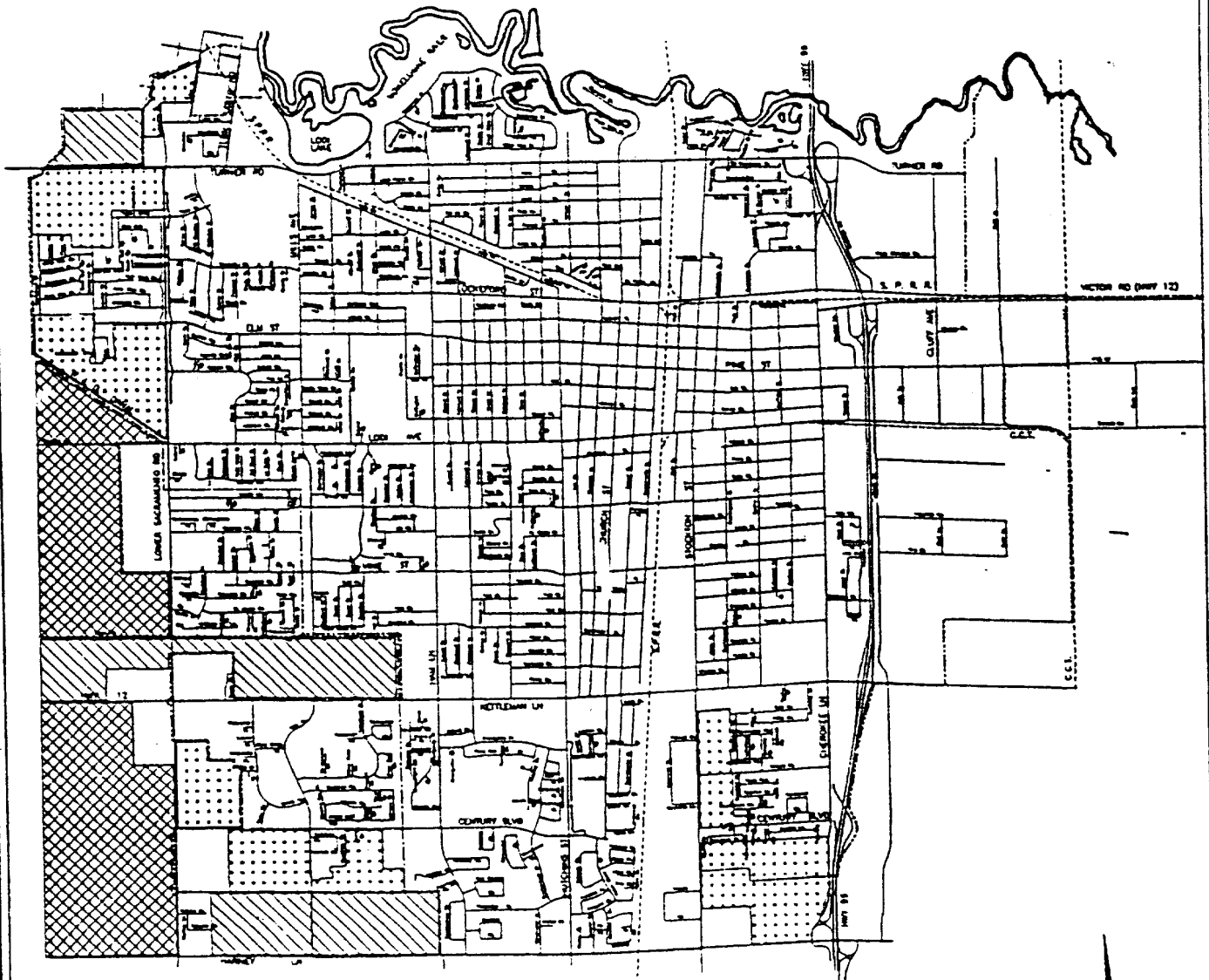
DEVELOPMENT PLAN
LAND USE

10/15/93
10/15/93
10/15/93



COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



PRIORITY AREA 1
388 ACRES



PRIORITY AREA 2
349 ACRES



PRIORITY AREA 3
518 ACRES



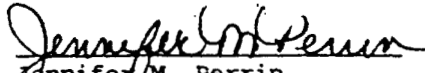
DECLARATION OF MAILING

On September 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 3, 1993, at Lodi, California.


Jennifer M. Perrin
City Clerk

Peggy Nicolini
Deputy City Clerk



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 6, 1993

Time: 7:00 p.m.

For information regarding this Public Hearing
Please Contact:

Jennifer M. Perrin
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING October 6, 1993

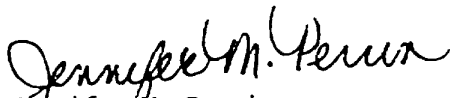
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:00p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) The Planning Commission's recommendation for the 1993 Growth Management Allocations

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

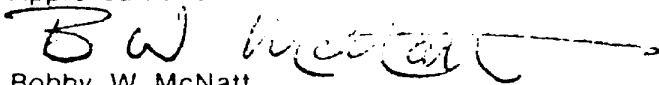
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: September 1, 1993

Approved as to form:


Bobby W. McNatt
City Attorney

Public Hearing Mailing List for October 6, 1993: Regarding - The Planning Commission's
Recommendation for the 1993 Growth
Management Allocations.

James B. Schroeder, Community Development Director

Mr. Steven E. Pechin, % Baumbach & Piazza, Inc., Consulting Engineers
323 West Elm Street, Lodi, CA 95240

Louis Fugazi, 207 West Oak Street, Lodi, CA 95240

Delmar Batch 1817 W. Harney Lane, Lodi, CA 95242

Pacific Valley Housing Corp.

% Charles G. Oewel, 650 E. Blithedale Ave., Ste. 0
Mill Valley, CA 94941

Robert Batch 1819 S. Cherokee Lane #67, Lodi, CA 95240

J. Jeffrey Kirst P.O. Box 1259, Woodbridge, CA 95258

Dennis Bennett P.O. Box 1597, Lodi, CA 95241-1597

Don Compton P.O. Box 1597, Lodi, CA 95241

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 7% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2,572	397	258	40	99
Sep-90	52,010	1,040	2,567	404	263	40	101
Sep-91	53,050	1,061	2,630	403	262	40	101
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Jan-03	65,463	1,309	Est. 2,680	488	317	49	122
Jan-04	66,772	1,335	Est. 2,680	498	324	50	125
Jan-05	68,107	1,362	Est. 2,680	508	330	51	127
Jan-06	69,469	1,389	Est. 2,680	518	337	52	130
Jan-07	70,858	1,417	Est. 2,680	529	344	53	132
TOTALS:				8,532	5,546	853	2,133

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

1993 Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J		
FUGAZI BROTHERS	10	10	200	10	10	10	10	10	0	10	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	0	30	5	284
WOODHAVEN PARK	7	7	200	10	10	10	10	10	0	10	0	0	15	0	279
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	0	25	0	275
CENTURY MEADOWS 2	3	0	200	3	10	8	4	4	0	10	0	0	25	10	273
CENTURY MEADOWS 3	3	0	200	3	10	8	4	4	0	10	0	0	25	10	273
RICHARD'S RANCH	3	0	200	3	0	4	0	0	4	0	0	0	20	10	244

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**PLANNING COMMISSION RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1993**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993
FUGAZI BROTHERS	0	0	5	5	5
LODI WEST	80	160	124	55	55
TOWNE RANCH	54	163	237	52	52
CENTURY MEADOWS 2	76	76	86	29	29
CENTURY MEADOWS 3	73	73	128	29	29
RICHARD'S RANCH	0	0	34	34	34
	283	472	614	204	204

MEDIUM DENSITY 10% = 40 + 52 = 92 UNITS *

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993 **
LODI WEST	0	0	57	57	57
WOODHAVEN PARK	52	0	75	75	75
	52	0	132	132	132

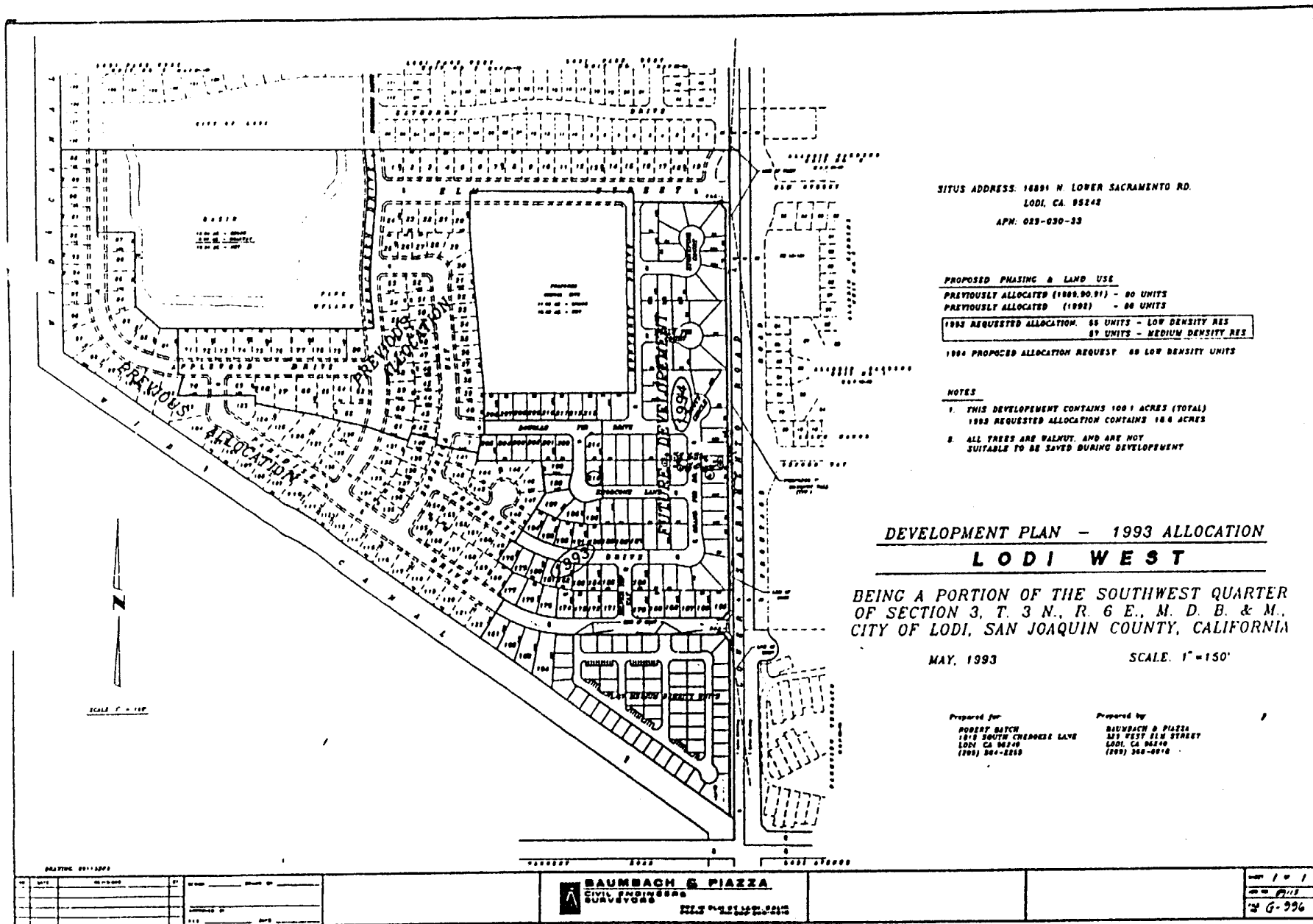
* There are 52 allocations remaining from the '91 and '92 allocation years,
giving the City a total of 92 medium density units to allocate for 1993.

** The Planning Commission recommends allocating 40 of the 1994
medium density allocations to Lodi West.

HIGH DENSITY 25% = 100 + 257 = 357 UNITS

No projects have requested any of the 100 allocations for high density units.

There are 56 allocations remaining from 1990, 101 allocations
from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.



1993 ALLOCATION
PRELIMINARY DEVELOPMENT PLAN

WOODHAVEN PARK

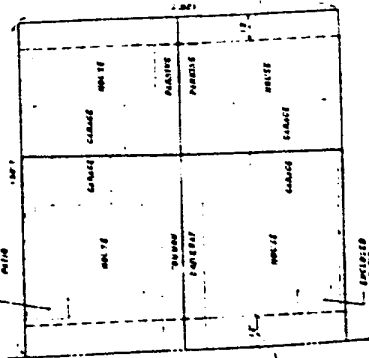
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 14, T. 4 N. R. 8 E., M.D.M. 3,
CITY OF LOS ANGELES COUNTY,
CALIFORNIA

MAY 1993 SCALE: 1" = 60'

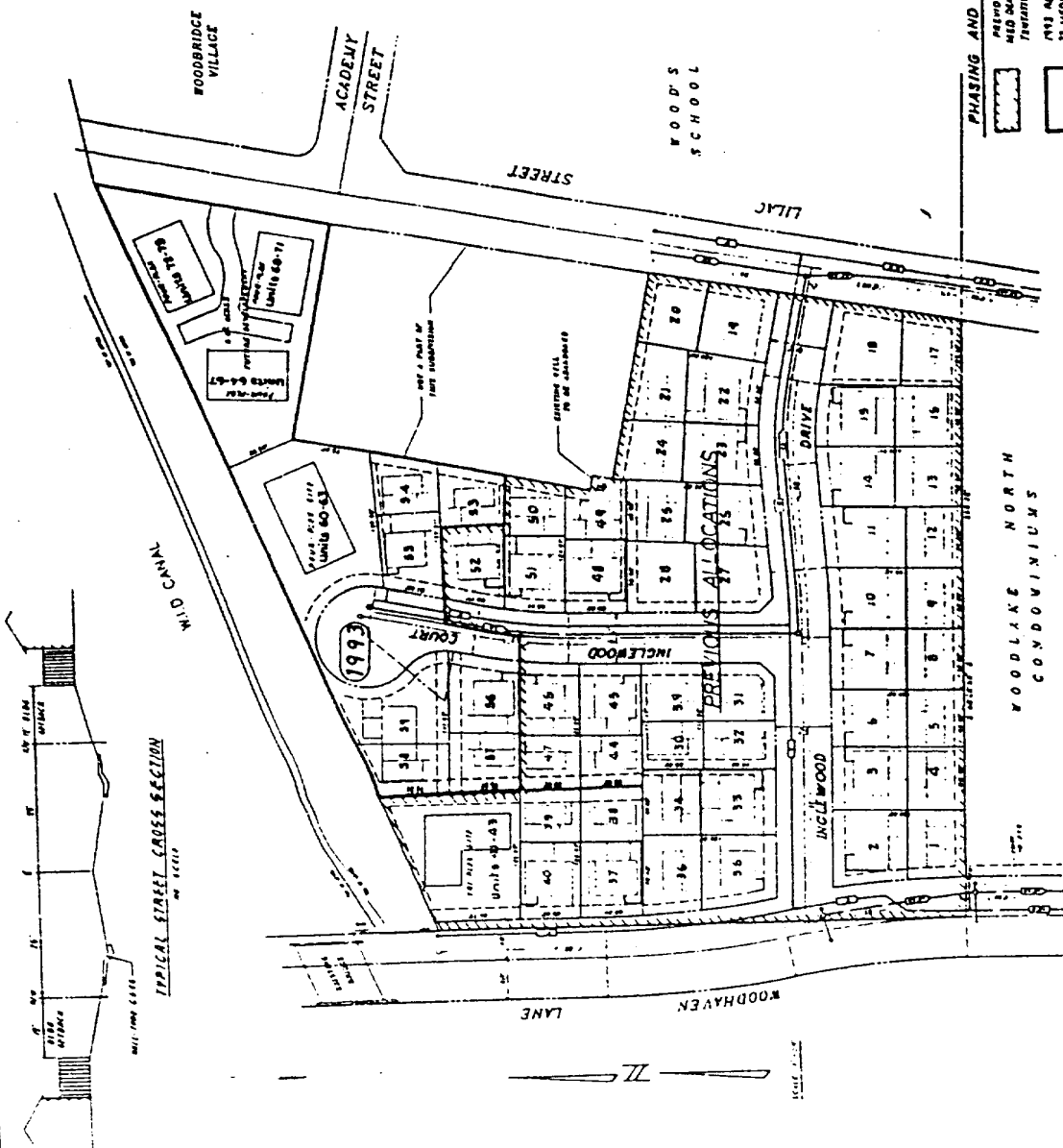
DESIGNED BY
RUSSELL ZIE
222 WEST 11TH STREET
LOS ANGELES, CA 90057
(213) 544-1810

NOTED BY
RUSSELL ZIE
222 WEST 11TH STREET
LOS ANGELES, CA 90057
(213) 544-1810

- NOTE:
1. THIS DEVELOPMENT CONTAINS 64.5 ACRES TOTAL
 2. NOT DEVELOPED AREA (EXCLUDING PROPOSED LANE) - 0.32 ACRES
 3. PROPOSED DENSITY - 7.5 UNITS PER 0.34 ACRES
 4. GENERAL PLAN DESIGNATION - RESIDENT MEDIUM DENSITY
 5. BUILDING HEIGHT - 40 (PLANNED DEVELOPMENT)
 6. MAXIMUM LOT SIZE - 0.34 ACRES
 7. MINIMUM LOT SIZE - 0.15 ACRES
 8. MAXIMUM LOT AREA - 4,680 SQ. FT.
 9. MINIMUM LOT AREA - 2,025 SQ. FT.
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 62. LOT AREA - 4,680 SQ. FT.
 63. LOT AREA - 2,025 SQ. FT.
 64. LOT AREA - 4,680 SQ. FT.



TYPICAL LAYOUT - 4 LOT GROUP



PHASING AND ALLOCATIONS

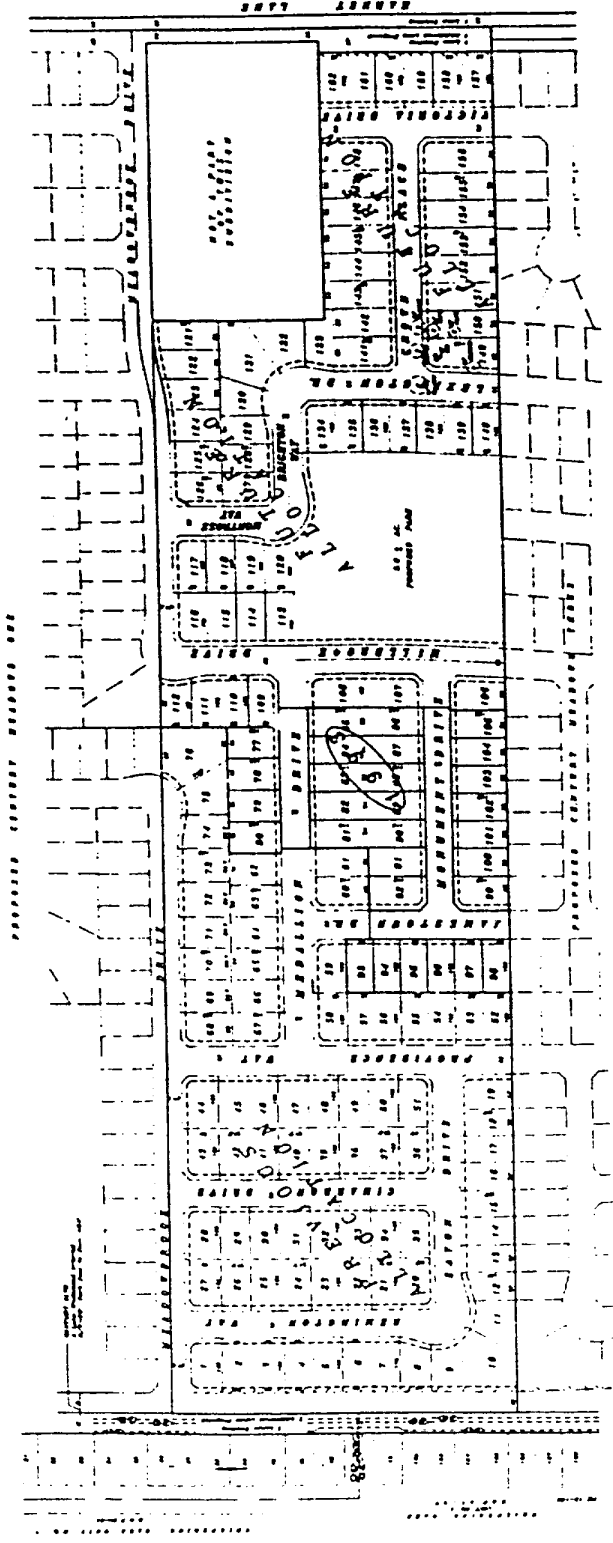
- PREVIOUS ALLOCATION OF 32
MID DENSITY UNITS PER PHASE OF
INITIATING MAP/SECTION MAP 033002
1993 REQUESTED ALLOCATION
13 MEDIUM DENSITY UNITS

BAUMGARDEN & PIAZZA
2111 W. 11TH STREET, LOS ANGELES, CA 90057
(213) 544-1810

WOODHAVEN PARK
SECTION 14/24/25 DEVELOPMENT
PLAN

DATE: 1/1/93
BY: RUSSELL ZIE
SCALE: 1" = 60'

SCALE: 1" = 100'



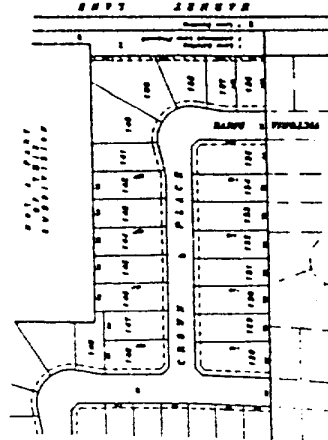
DEVELOPMENT PLAN - 1993 ALLOCATION
CENTURY MEADOWS TWO
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 16, T. 1 N., R. 1 E., M.D.S. & M.
 CITY OF LOS ANGELES, CALIFORNIA

MAY, 1993

Prepared by:
 BAUMBACH & PIAZZA
 211 WEST 11TH STREET
 LOS ANGELES, CALIFORNIA
 (213) 584-1114

APPROVED: PLANNING
 1993 ALLOCATION - IN PART, 2-1-1993

NOTES:
 1. 1993 ALLOCATION PORTION OF LOT 100
 2. 1993 ALLOCATION PORTION OF LOT 101
 3. 1993 ALLOCATION PORTION OF LOT 102



ALTERNATE BEING
 VICTORIA DRIVE IN CENTURY PLACE

PROJECT NO. _____ SHEET NO. _____ OF _____ DATE: _____		1993 Development Plan	1993 ALLOCATION 122.5 ACRES 122.5 ACRES
PROJECT NAME: BAUMBACH & PIAZZA 211 WEST 11TH STREET LOS ANGELES, CALIFORNIA			

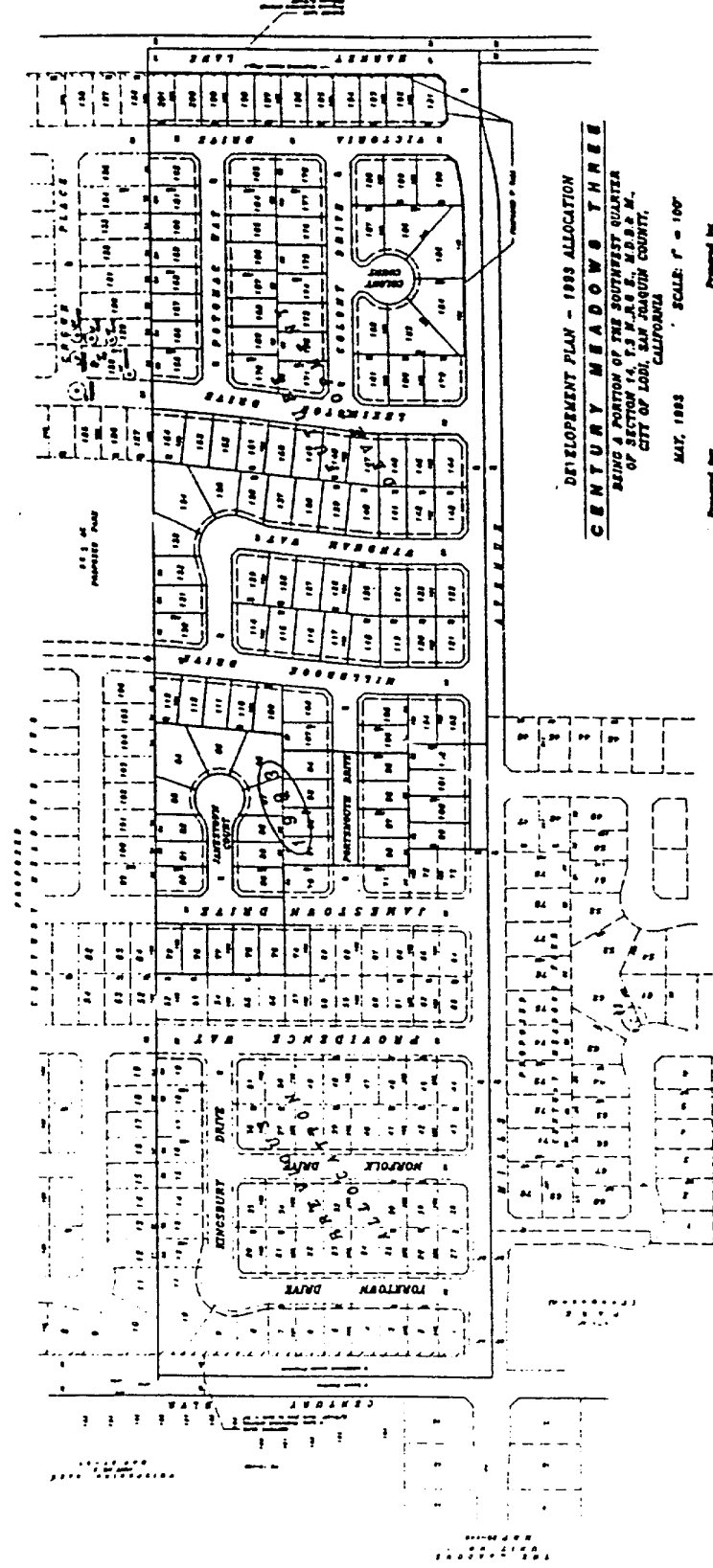
PROPOSED LAYOUT

1933 ALLOCATED ALLOCATION - 20 DRIVE 2-1 DRIVE

NOTES

- 1. 1933 ALLOCATED ALLOCATION 2-1 DRIVE
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- 99. 1933 ALLOCATED ALLOCATION 2-1 DRIVE
- 100. 1933 ALLOCATED ALLOCATION 2-1 DRIVE

SCALE 1" = 100'



DEVELOPMENT PLAN - 1933 ALLOCATION
CENTURY MEADOWS THREE
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3 N., R.8 E., M.B. & M.,
 CITY OF LOS ANGELES, SAN JOAQUIN COUNTY,
 CALIFORNIA
 MAY, 1933
 SCALE: 1" = 100'

Prepared by
 BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 2100 Pacific Street, Suite 1000
 San Francisco, California
 (415) 400-1717

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 2100 PACIFIC STREET, SUITE 1000
 SAN FRANCISCO, CALIFORNIA
 (415) 400-1717

1933 Development Plan

Sheet 1 of 1
 Date 5/12
 No. 6-994

PROPERTY OWNER: B. RICHARDS
 STATUS ADDRESS: 11-1111 W. CHERRY ST.
 A.P.N.: 11011-110-11

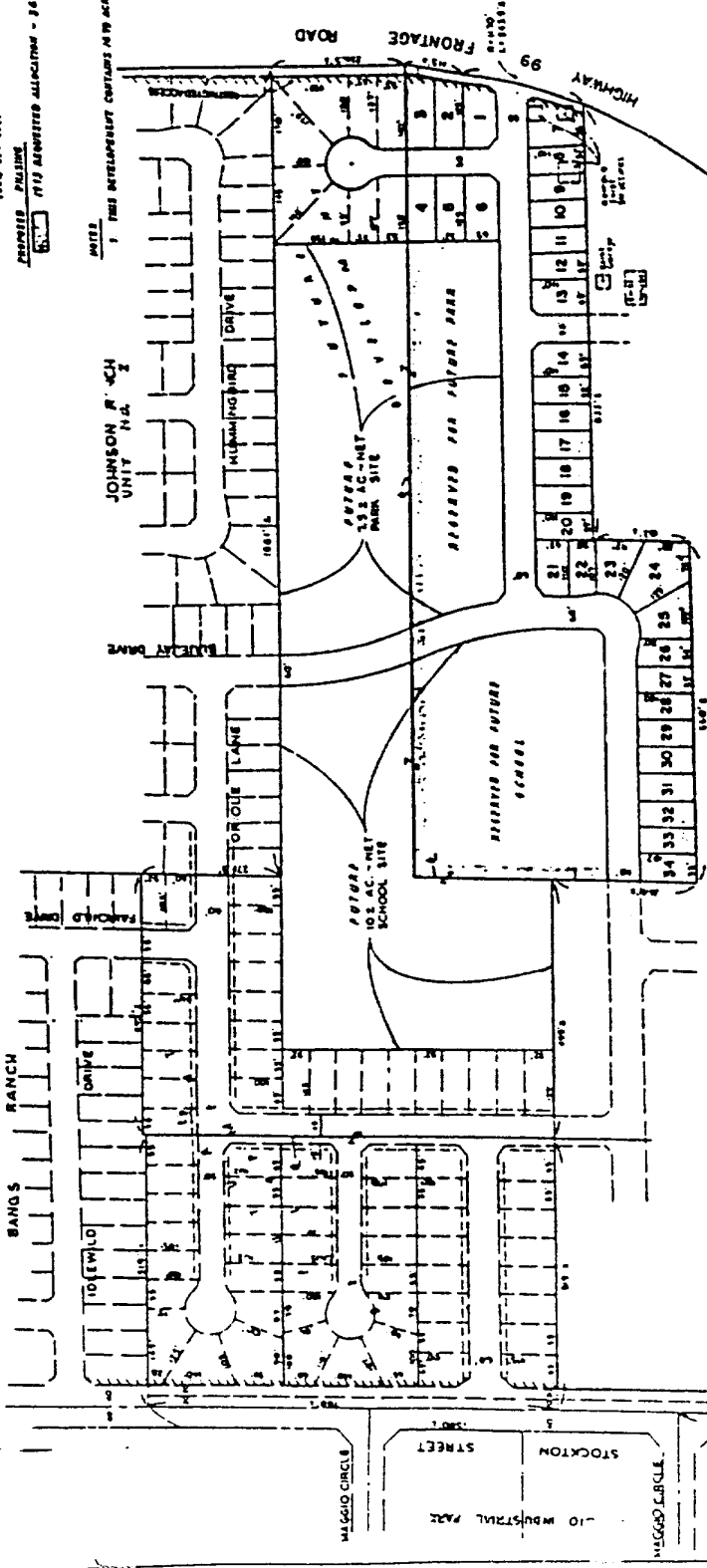
1993
 DEVELOPMENT PLAN
 RICHARDS RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
 T.3 S., R.4 E., S.40E., CO. 100, CALIF.
 SAN JOAQUIN COUNTY, CALIFORNIA

SCALE: 1"=100'
 Prepared by:
 B. RICHARDS
 11-1111 W. CHERRY ST.
 95010, CA 95120
 (415) 212-1010

PERMITS: PLUMBING
 1713 REQUESTED ALLOCATIONS - 24 UNITS, 8-3 BATHS

NOTES:
 1. THIS DEVELOPMENT CONTAINS 199 ACRES



PHASE 1 RESIDENTIAL

E. Hickey Lane

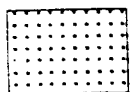
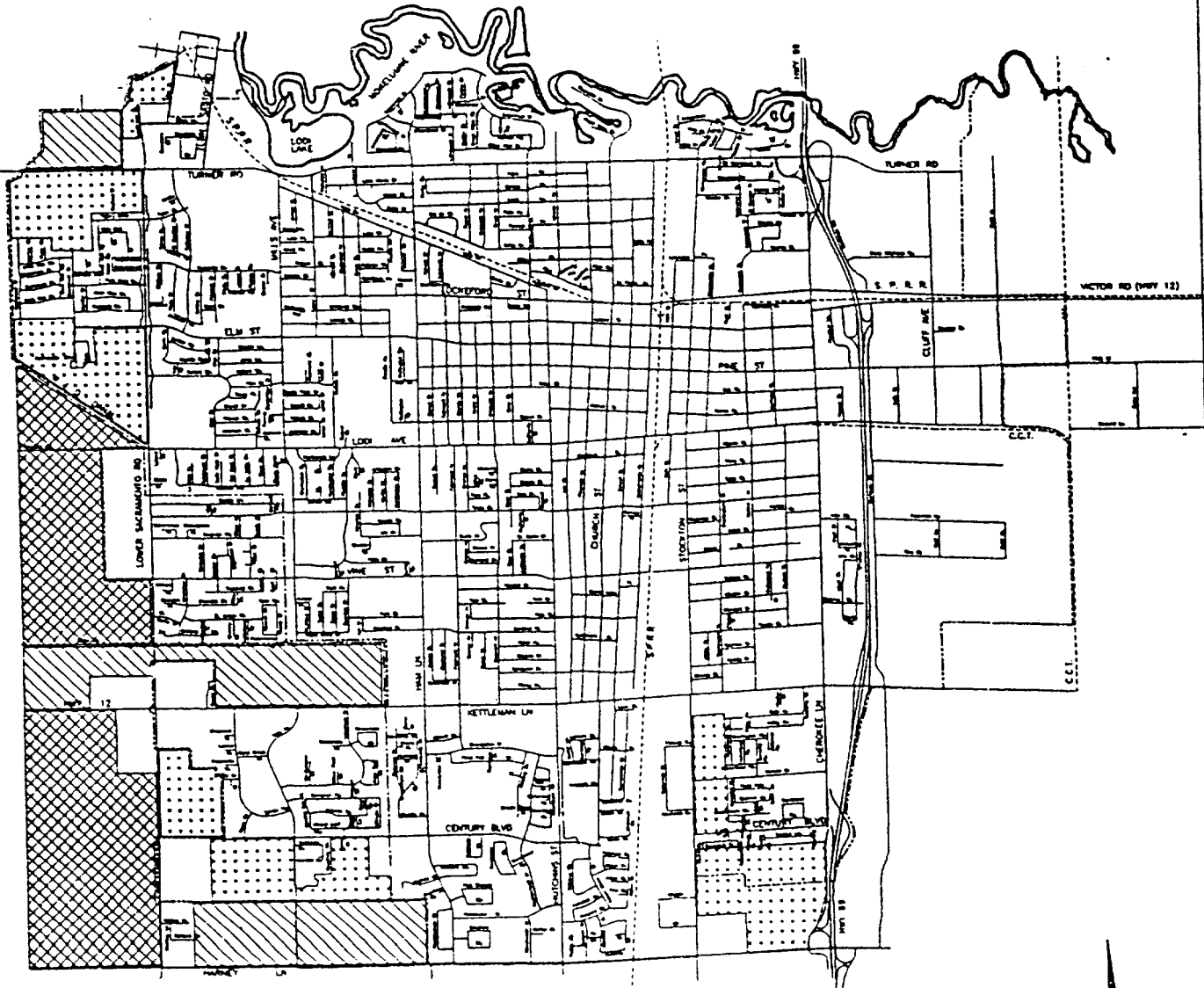
DEVELOPMENT PLAN		LAND USE	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
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37	38	39	40
41	42	43	44
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49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

BAUMGARDNER & PAXSON
 CIVIL ENGINEERS
 1113 W. HICKORY ST.

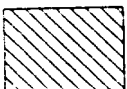


COMMUNITY DEVELOPMENT
DEPARTMENT

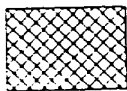
RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



PRIORITY AREA 1
386 ACRES



PRIORITY AREA 2
349 ACRES



PRIORITY AREA 3
518 ACRES



City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
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Jan-02	64,179	1,284	Est. 2.680	479	311	48	120
Jan-03	65,463	1,309	Est. 2.680	488	317	49	122
Jan-04	66,772	1,335	Est. 2.680	498	324	50	125
Jan-05	68,107	1,362	Est. 2.680	508	330	51	127
Jan-06	69,469	1,389	Est. 2.680	518	337	52	130
Jan-07	70,858	1,417	Est. 2.680	529	344	53	132
TOTALS:				8,532	5,546	853	2,133

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

1993 Development Plan Scoring Summary

PROJECT	CRITERIA													
	A	B	C	D1	D2	D3	D4	E**	F	G	H*	I	J	TOTALS
	Agricultural Land Conflicts (Adjacency)													
	On-site Agricultural Land Mitigation (Buffer)													
	General Location (Priority Area)													
	Relationship to Existing Development													
	Relationship to Public Services (Wastewater)													
	Relationship to Public Services (Water)													
	Relationship to Public Services (Drainage)													
	Promotion of Open Space (Percentage)													
	Traffic (Street Improvements)													
	Housing (Affordability)													
	Site Plan and Project Design													
Schools (Proximity)														
Fire Protection (Proximity)														
FUGAZI BROTHERS	10	10	200	10	10	10	10	0	10	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	30	5	284
WOODHAVEN PARK	7	7	200	10	10	10	10	0	10	0	0	15	0	279
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	25	0	275
CENTURY MEADOWS 2	3	0	200	3	10	8	4	0	10	0	0	25	10	273
CENTURY MEADOWS 3	3	0	200	3	10	8	4	0	10	0	0	25	10	273
RICHARD'S RANCH	3	0	200	3	0	4	0	0	4	0	0	20	10	244

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**PLANNING COMMISSION RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1993**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993
FUGAZI BROTHERS	0	0	5	5	5
LODI WEST	80	160	124	55	55
TOWNE RANCH	54	163	237	52	52
CENTURY MEADOWS 2	76	76	86	29	29
CENTURY MEADOWS 3	73	73	128	29	29
RICHARD'S RANCH	0	0	34	34	34
	283	472	614	204	204

MEDIUM DENSITY 10% = 40 + 52 = 92 UNITS *

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993 **
LODI WEST	0	0	57	57	57
WOODHAVEN PARK	52	0	75	75	75
	52	0	132	132	132

* There are 52 allocations remaining from the '91 and '92 allocation years,
giving the City a total of 92 medium density units to allocate for 1993.

** The Planning Commission recommends allocating 40 of the 1994
medium density allocations to Lodi West.

HIGH DENSITY 25% = 100 + 257 = 357 UNITS

No projects have requested any of the 100 allocations for high density units.

There are 56 allocations remaining from 1990, 101 allocations
from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.

PROJECT: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS

PROJECT: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS

PROJECT: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25	LAND USE: 0.25
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS

PROJECT: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS	PERMITS: FUGAZI BROTHERS
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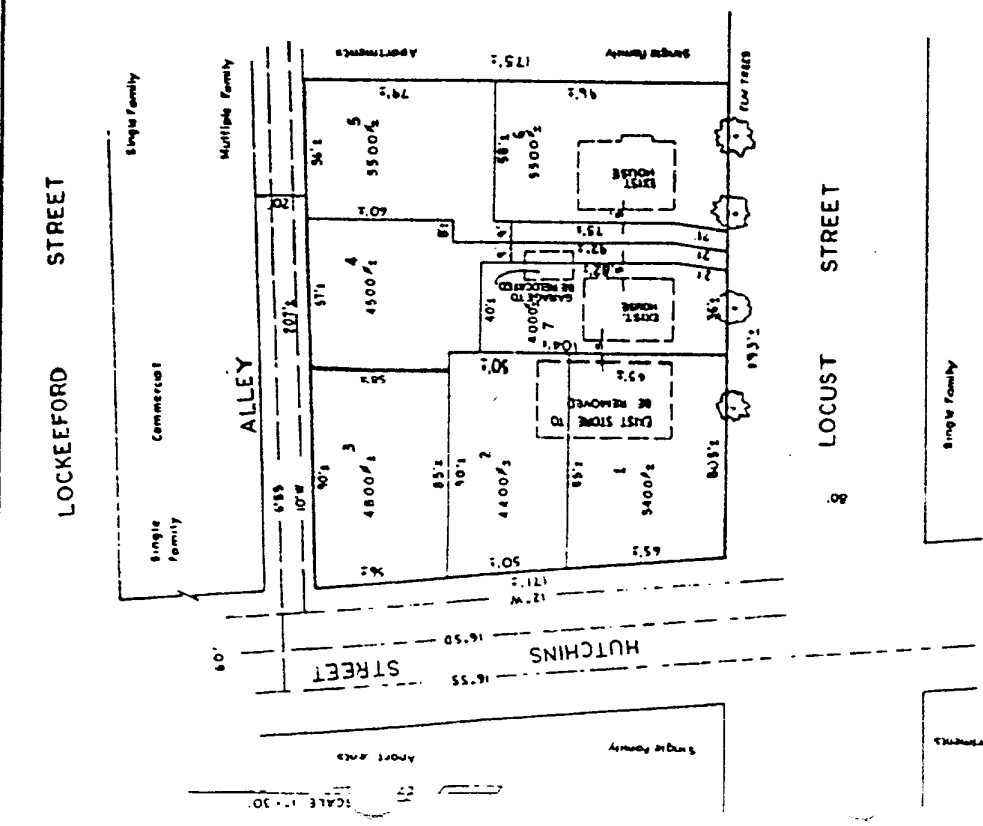
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DEVELOPEMENT PLAN FOR
FUGAZI BROTHERS, A GENERAL PARTNERSHIP
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 1 T. 3 N., R. 6 E., M. D. B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1993

Prepared by
FUGAZI BROTHERS
1000 N. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 333-1100 FAX: 333-1101

SCALE: 1" = 30'

1993 ALLOCATION
PRELIMINARY DEVELOPMENT PLAN

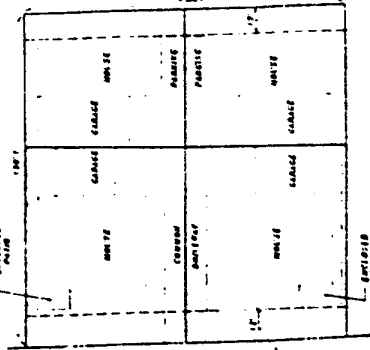
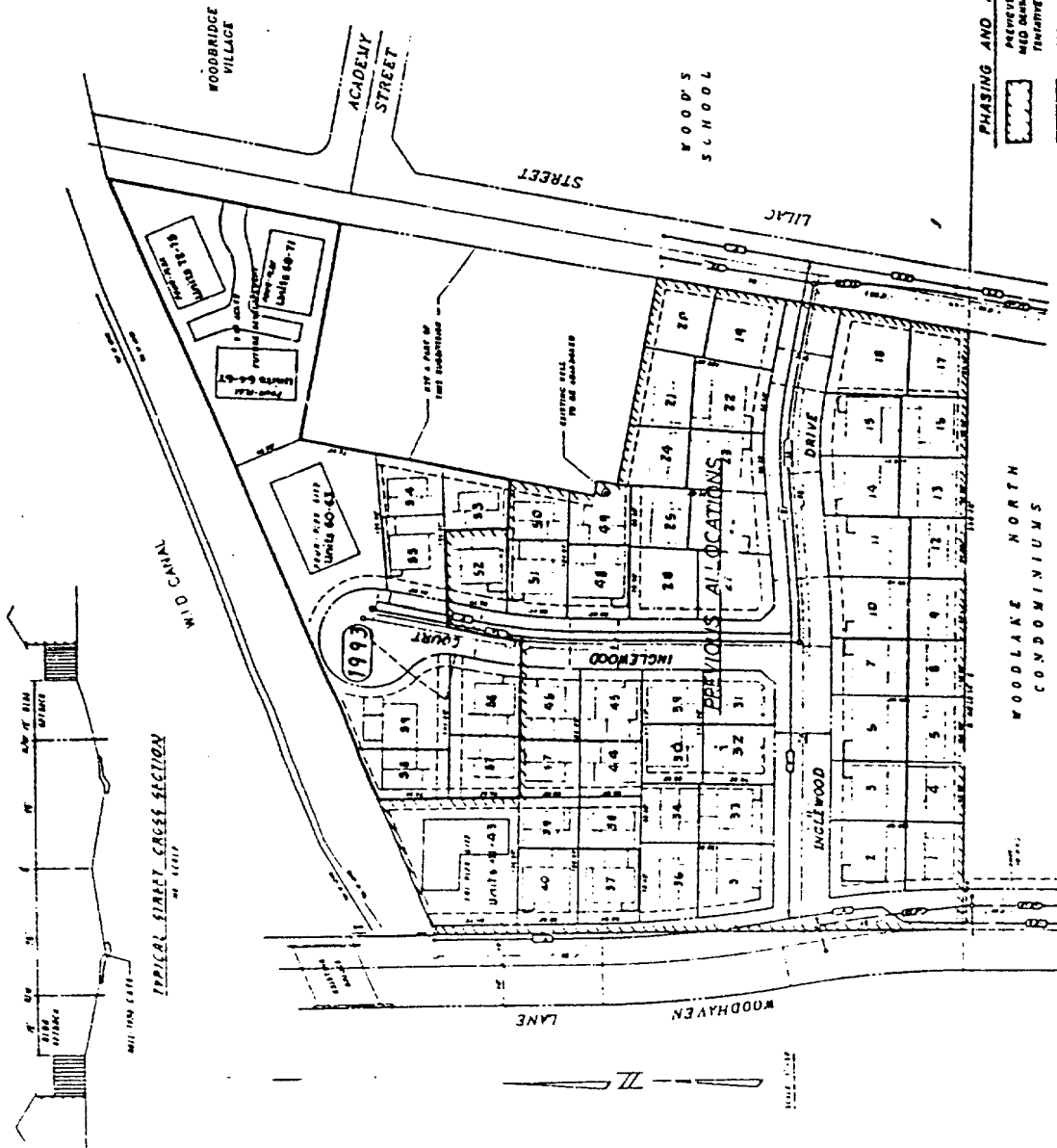
WOODHAVEN PARK

BEING A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 14, T. 2 N. R. 6 E. M. 2 S. W.
CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, CALIFORNIA

DATE: 1/11/93 SCALE: 1" = 60'

DESIGNED BY
BAUMBAUGH & PIERCE
1001 W. 10TH STREET
LOS ANGELES, CA 90057
(213) 244-0810

NOTES:
1. THIS DEVELOPMENT CONTAINS 900 1-BED UNIT
2. NOT DEVELOPED ARE (INCLUDING 100' WIDE) 0.33 ACRES
3. PROPOSED DENSITY = 1.5 UNITS PER ACRE
4. OFFICIAL MAP RETENTION - REMAIN BEHIND MAP
5. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)
6. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)
7. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)
8. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)
9. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)
10. EXISTING DRIVEWAY - 75' (UNPAVED DEVELOPMENT)



TYPICAL LAYOUT - 4 LOT GROUP

PHASING AND ALLOCATIONS
PREVIOUS ALLOCATION OF 17
MED DENSITY UNITS ARE REMOVED
TENTATIVE SUBDIVISION AND 15000
1993 REQUESTED ALLOCATION
23 MED DENSITY UNITS

BAUMBAUGH & PIERCE
1001 W. 10TH STREET
LOS ANGELES, CA 90057
(213) 244-0810

WOODHAVEN PARK
PRELIMINARY DEVELOPMENT
PLAN

DATE: 1/11/93
SCALE: 1" = 60'

GROWTH MANAGEMENT PLAN MULTI-PHASE - BUILDING PERMIT ALLOCATION TOWNE RANCH

PHASE 1 - PROPERTY
SUBDIVISION
(FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD
COMMERCIAL
"Wine & Food"

EXISTING AGRICULTURE

TURNER ROAD

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5

4

3

2

1

0

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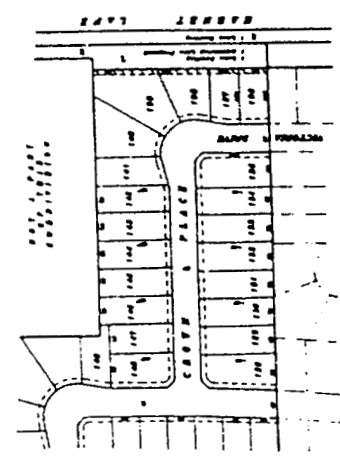
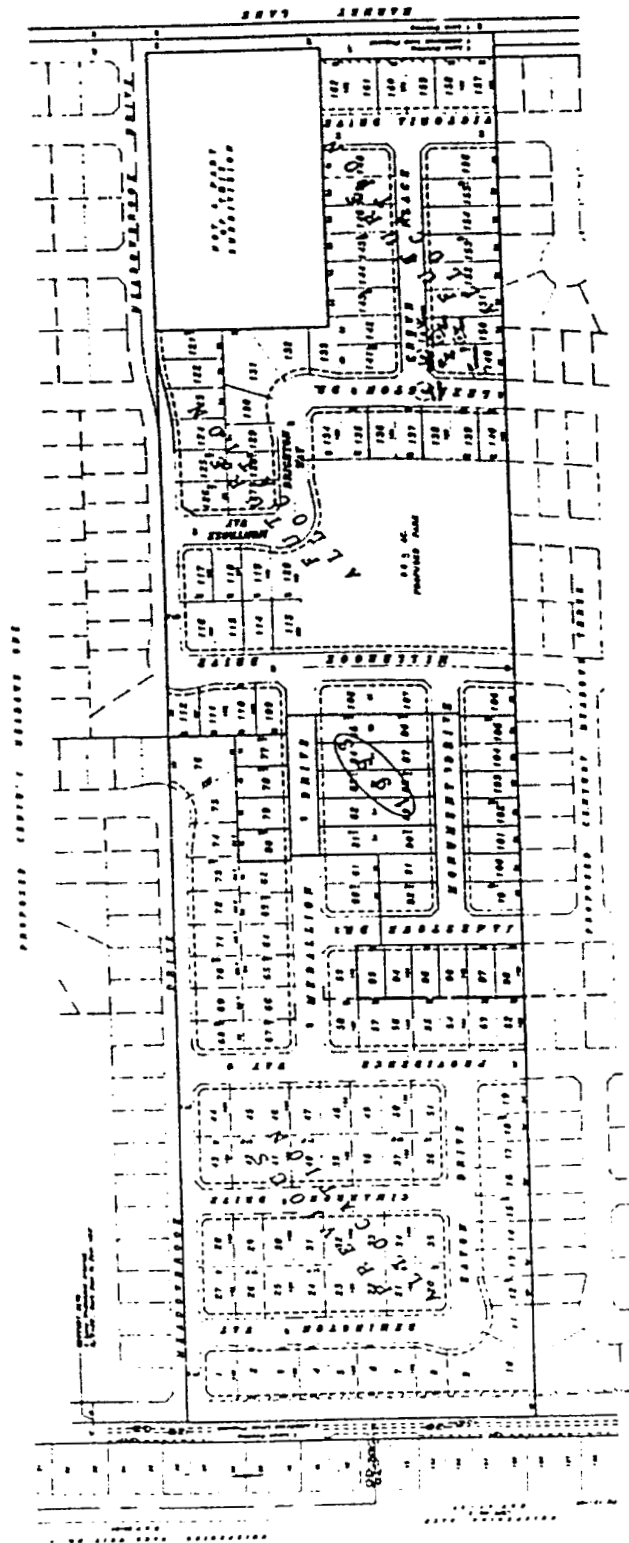
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SCALE: 1" = 100'



ALTERNATE DESIGN
POTENTIAL SITES OF CHURCH PLANT

DEVELOPMENT PLAN - 1993 ALLOCATION
CENTURY MEADOWS TWO
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 16, T.3 N., R.3 E., S.10 M.,
CITY OF LOS ANGELES, CALIFORNIA

MAY, 1993

Prepared for:
DEVELOPER
1000 WEST 10TH STREET
LOS ANGELES, CA 90015
(213) 246-1100

SCALE: 1" = 100'

Prepared by:
JAMES H. & PAUL
1000 WEST 10TH STREET
LOS ANGELES, CA 90015
(213) 246-1100

PROPOSED PLANNING
THE ALTERNATE ALLOCATION - 40 UNITS, 4-6 BATHS

NOTE:
1. 100' UNITS ALLOCATION PLANNING AND DESIGN
2. 4-6 BATHS - 100' UNITS
3. 100' UNITS - 4-6 BATHS

DATE: 10/1/93

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/93

BAUMBACH & PIAZZA
ARCHITECTS
1000 WEST 10TH STREET
LOS ANGELES, CA 90015
(213) 246-1100

1993 Development Plan

Sheet 1 of 1
W-6-933

REF ID: A66666

PROPERTY OWNER: RICHARDS
MAILING ADDRESS: 11177 N. CHEROKEE LN
A P N I 11067-190-18

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13.
T.8 N. R. 6 E. M. 2 S. 4 W., CITY OF LOS ANGELES,
SAN JOAQUIN COUNTY, CALIFORNIA

[illegible]

PROPERTY PRICING
2011 RECOVERED ALLOCATION - 14 WHITE, 2-6 SELLING

Verf.

THIS DOCUMENT CONTAINS NO ACRES

JOHNSON RANCH
7 UNIT 2, UNIT 3
CHANDLER, ARIZONA

II

Scale: 1" = 100'

THE UNIVERSITY OF CHICAGO

over seven 3

A SAUMBAUGH & PIAZZA
BOOKSelling
30-32 WEST W. ST.

DEVELOPMENT PLAN
LAND USE

6-10-57

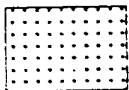
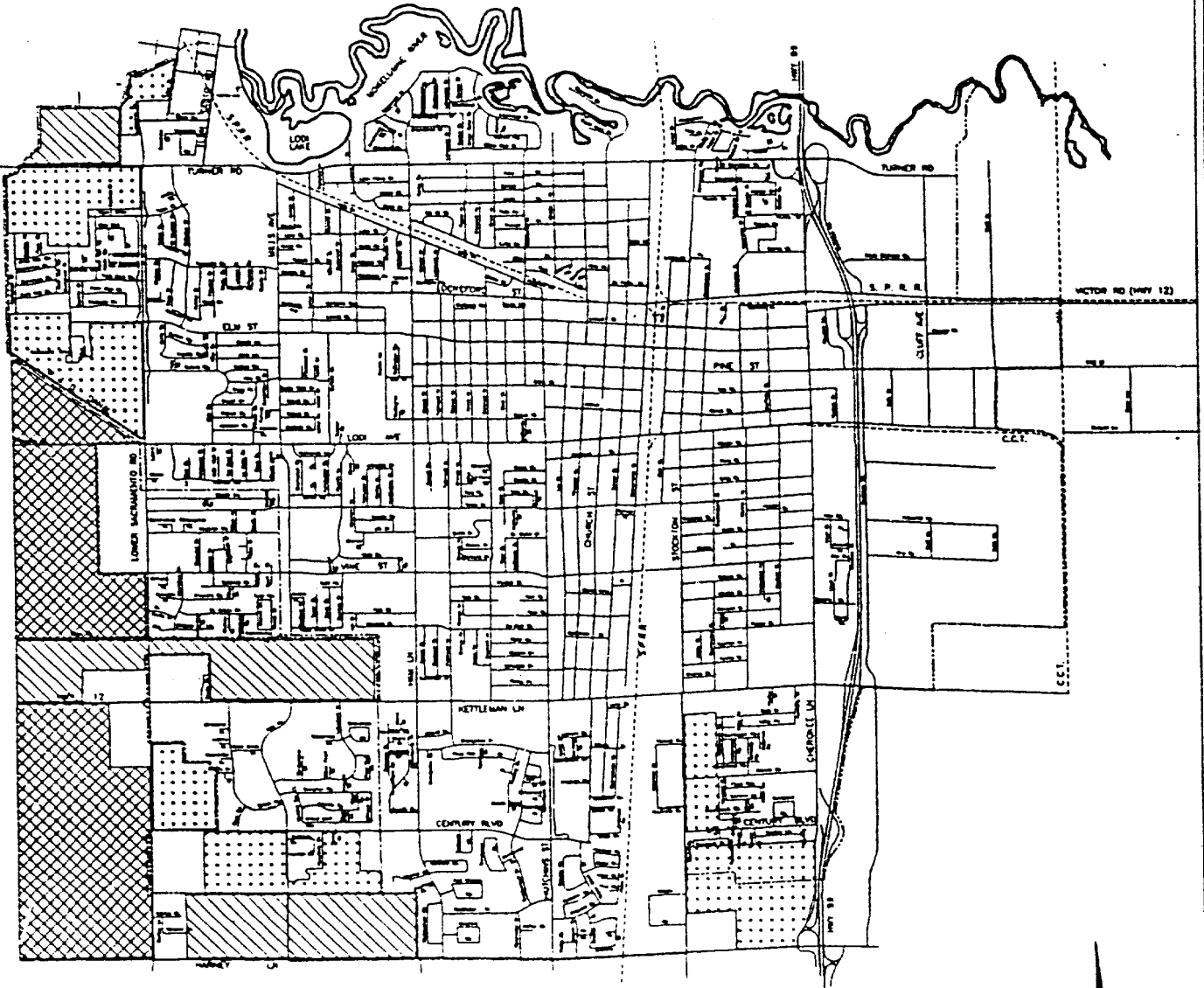
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0.10
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1.21 =



COMMUNITY DEVELOPMENT
DEPARTMENT

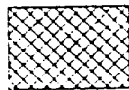
RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



PRIORITY AREA 1
388 ACRES



PRIORITY AREA 2
349 ACRES



PRIORITY AREA 3
518 ACRES

